161.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,223,000 / 1,223,000
					USE VALUE:	1,223,000 / 1,223,000
					ASSESSED:	1,223,000 / 1,223,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEKETEE GAIL S/ETAL
Owner 2:	MC CORKLE BRIAN H
Owner 3:	
Street 1:	178 OAKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 16,230 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1830, having primarily Clapboard Exterior and 3726 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16230.000	587,700	500	634,800	1,223,000
Total Card	0.373	587,700	500	634,800	1,223,000
Total Parcel	0.373	587,700	500	634,800	1,223,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.23 | /Parcel: 328.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

107280

GIS Ref

GIS Ref

Insp Date

07/26/18

!12574!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	587,700	500	16,230.	634,800	1,223,000	1,223,000	Year End Roll	12/18/2019
2019	101	FV	440,100	500	16,230.	634,800	1,075,400	1,075,400	Year End Roll	1/3/2019
2018	101	FV	436,400	500	16,230.	562,300	999,200	999,200	Year End Roll	12/20/2017
2017	101	FV	436,400	500	16,230.	471,600	908,500	908,500	Year End Roll	1/3/2017
2016	101	FV	436,400	500	16,230.	471,600	908,500	908,500	Year End	1/4/2016
2015	101	FV	412,700	500	16,230.	408,100	821,300	821,300	Year End Roll	12/11/2014
2014	101	FV	412,700	500	16,230.	394,500	807,700	807,700	Year End Roll	12/16/2013
2013	101	FV	412,700	500	16,230.	375,500	788,700	788,700		12/13/2012

PRINT

Date	Time
12/11/20	02:39:03

LAST REV

Date	Time
09/16/19	11:14:56
danam	
12574	

USER DEFINED

Prior Id # 1:	107280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POTTER RALPH/ET	1137-31		1/13/1995		365,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	800	Alterati	2,000	C				
2/8/2018	145	Redo Bat	15,000	C				
8/31/2012	1093	Re-Roof	27,930					
1/14/2003	109	Redo Bat	86,000					
5/25/1995	278		4,500					DEMO PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Inspected	CC	Chris C
5/29/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Meas/Inspect	264	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16230		Sq. Ft.	Site		0	70.	0.56	8									634,830						634,800	

Total AC/HA: 0.37259 | Total SF/SM: 16230 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 634,830 | Spl Credit | Total: 634,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1830	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	4	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94761902
Const Adj.:	0.99693000
Adj $ / SQ:	118.089
Other Features:	148250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	720871
Depreciation:	134082
Depreciated Total:	586789

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals: RMs: 8 | BRs: 3 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

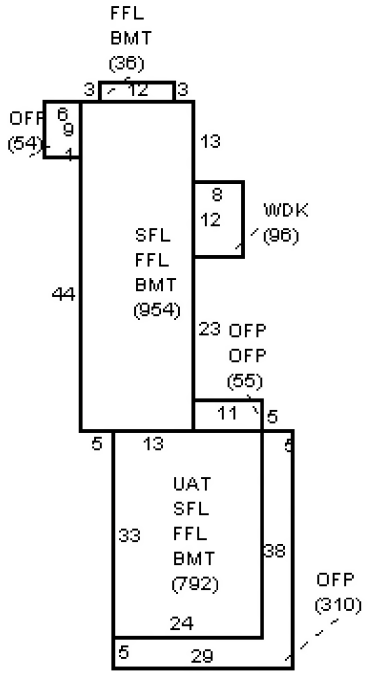
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	129.90
Special Features:	0	Val/Su Net:	96.54
Final Total:	586800	Val/Su SzAd	166.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,782	35.430	63,130
FFL	First Floor	1,782	118.090	210,434
SFL	Second Floor	1,746	118.090	206,183
OFP	Open Porch	474	19.920	9,442
UAT	Upper Attic	198	82.660	16,367
WDK	Deck	96	15.950	1,531
	Net Sketched Area:	6,078	Total:	507,087
Size Ad	3528	Gross Are	6672	FinArea 3726

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	2	A	AV	2005	500.00	T	11.2	101			900			900
19	Patio	D	Y	1	12X12	A	AV	1985	4.85	T	27.2	101			500			500
2	Frame Shed	D	Y	1	10X8	A	AV	2005	0.00	T	11.2	101						

More: N | Total Yard Items: 500 | Total Special Featues: 900 | Total: 1,400